



GROWTH MANAGEMENT UPDATE

December 9, 2025

1. Town Council Appointed Boards/Commissions/Committees/Citizen Group Meetings:

- a. **Planning Commission:** November 19, 2025, meeting agenda attached. Next meeting scheduled for Wednesday, December 17, 2025.
- b. **Historic Preservation Commission:** November 5, 2025, meeting agenda attached. Next meeting scheduled for Wednesday, December 3, 2025.
- c. **Board of Zoning Appeals:** November 4, 2025, cancellation notice attached. Next meeting scheduled for Tuesday, December 2, 2025.
- d. **Development Review Committee:** November 5, 12 & 19, 2025, meeting agendas attached. November 26, 2025, cancellation notice attached. Next meeting scheduled for Wednesday, December 3, 2025.
- e. **Historic Preservation Review Committee:** November 3, 10, 17 & 24 2025, cancellation notices attached. Next meeting scheduled for Monday, December 1, 2025.
- f. **Construction Board of Adjustment and Appeals:** November 18, 2025, cancellation notice attached. Next meeting scheduled for Tuesday, December 16, 2025.
- g. **Affordable Housing Committee:** November 6, 2025, cancellation notice attached. Next meeting scheduled for Thursday, December 4, 2025.

2. Community Development / Affordable Housing Committee Work Program:

The budget for the Neighborhood Assistance Program for FY 2026 has been approved at \$450,000 by Town Council.

A total of twenty-two homes have received repairs at a total of \$170,097. These repairs consist of roofing, flooring, decks, plumbing and tree service.

Applications are being processed weekly, and staff is reviewing those estimates along with Building Safety to make sure that funds are spent accurately and all requested repairs are being made.

Repair estimates continue to rise, and staff will make every effort to ensure our residents have safe, decent and suitable living environments.

To date, four homes are waiting on estimates to be submitted, and two applications are out for income verification.

ATTACHMENTS:

1. Planning Commission meeting agenda for November 19, 2025.
2. Historic Preservation Commission meeting agenda notice for November 5, 2025.
3. Board of Zoning Appeals cancellation notice for November 4, 2025.
4. Development Review Committee meeting agendas for November 5, 12, & 19, 2025.
Cancellation notice for November 26, 2025.
5. Historic Preservation Review Committee cancellation notices for November 3, 10, 17, & 24, 2025.
6. Construction Board of Adjustments and Appeals cancellation notice for November 18, 2025.
7. Affordable Housing Committee cancellation notice for November 6, 2025.
8. Building Permits and Planning Applications:
 - a. Building Permits Issued FY 2019-2026 (to November 20, 2025).
 - b. Building Permits Issued Per Month FY 2019-2026 (to November 20, 2025).
 - c. Value of Construction FY 2019-2026 (to November 20, 2025).
 - d. New Single Family Residential Building Permits Issued Per Month FY 2019-2026 (to November 20, 2025).
 - e. New Single Family Residential Building Permits Issued by Neighborhood FY 2019-2026 (to November 20, 2025).
 - f. New Single-Family Certificates of Occupancy Issued by Neighborhood FY 2019-2026 (to November 20, 2025).
 - g. New Commercial Construction/Additions Heated Square Footage FY 2019-2026 (to November 20, 2025).
 - h. Planning and Community Development Applications Approved FY 2019-2026 (to November 20, 2025).
 - i. Multi Family Apartments Value FY 2019-2026 (to November 20, 2025).
 - j. Multi Family Apartments Square Footage FY 2019-2026 (to November 20, 2025).
 - k. Multi Family Apartments Total Units FY 2019-2026 (to November 20, 2025).



Planning Commission Meeting

Wednesday, November 19, 2025 at 6:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

AGENDA

This meeting can be viewed live on [BCTV](#), on Sparklight Channel 9 and 113 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. ADOPTION OF MINUTES

1. October 22, 2025 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Adoption of 2026 Planning Commission Meeting Dates:** (Staff - Dan Frazier)
2. **Adoption of 2026 Development Review Committee Meeting Dates:** (Staff - Dan Frazier)
3. **Chipotle at May River Crossing (Development Plan):** A request by OnPoint Partners, LLC on behalf of First Chatham Bank, for approval of a Preliminary Development Plan application. The project consists of the construction of a single-story 2,385 SF restaurant with associated infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.12 acres identified by tax map number R610 036 000 3211 0000 within the May River Crossing Master Plan at the intersection of May River Crossing Road and Pondberry Road. (DP-08-25-019908) (Staff - Dan Frazier)

VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 17, 2025

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.



Historic Preservation Commission Meeting

Wednesday, November 05, 2025 at 6:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

AGENDA

This meeting can be viewed live on [BCTV](#), on Sparklight Channel 9 and 113 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. ADOPTION OF MINUTES

1. October 10, 2025 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **54 Stock Farm Road:** A request by Amanda Denmark (Pearce Scott Architects), Applicant, on behalf of Erik and Paige Blechinger, Owners, for approval of a Certificate of Appropriateness-Historic District, to allow construction of a 1.5-story Main Residence (an Additional Building Type) of approximately 3,008 SF and a 1-story detached Carriage House of approximately 602 SF located at 54 Stock Farm Road. The property is in Old Town Historic District and zoned Neighborhood Conservation-Historic District (NCV-HD). (COFA-04-25-019626) (Staff - Charlotte Moore)
2. **36 Wharf Street:** A request by Jamie Guscio (Kingfisher Construction), Applicant, on behalf of Kathy Barbina and Tim Harris, Owners, for approval of an amended Certificate of Appropriateness-HD to allow the construction of a new 2-story Carriage House of 1200 square feet. The property is in Old Town Bluffton Historic District, and zoned Neighborhood General-HD (NG-HD). (COFA-03-25-019657)(Staff - Charlotte Moore)

3. Adoption of 2026 Historic Preservation Commission Meeting Dates: (Staff - Charlotte Moore)
4. Adoption of 2026 Historic Preservation Review Committee Meeting Dates: (Staff - Charlotte Moore)

VIII. DISCUSSION

1. Historic District Monthly Update. (Staff)

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 3, 2025

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.



PUBLIC NOTICE

The Board of Zoning Appeals (BZA)
Meeting scheduled for

Tuesday, November 4, 2025 at 6:00 p.m.

Has been CANCELED
due to a lack of agenda items.

The next meeting is scheduled for Tuesday,
December 2, 2025.

If you have questions, please contact
Growth Management at: 843-706-4500



Development Review Committee Meeting

Wednesday, November 05, 2025 at 1:00 PM

**Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC**

AGENDA

All Applications can be viewed on the Town of Bluffton's Permit Finder page
<https://www.townofbluffton.us/permit/>

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

- PickUp USA Fitness Club at Westbury Park (Development Plan):** A request by Brad Buss of Ward Edwards Inc., on behalf of Eric Zwilsky of 1 Corinthians, LLC, for approval of a Final Development Plan. The project consists of a 18,336 SF basketball-focused fitness facility with associated access, parking, utilities and stormwater infrastructure. The property is zoned General Mixed Use (GMU) and consists of approximately 6.0 acres identified by tax map numbers R610 031 000 0212 0000 and R610 031 000 0173 0000. (DP-10-24-019391) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, November 12, 2025

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.



Development Review Committee Meeting

Wednesday, November 12, 2025 at 1:00 PM

**Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC**

AGENDA

All Applications can be viewed on the Town of Bluffton's Permit Finder page
<https://www.townofbluffton.us/permit/>

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Culver's (Development Plan):** A request by William Heintz of Kimley-Horn, on behalf of Rolling Dough Properties, LLC, for approval of a Final Development Plan. The project consists of a 4,496 SF quick service restaurant with associated patio, parking and infrastructure. The property is zoned Buckwalter PUD and consists of approximately 1.52 acres identified by tax map number R610 030 000 2002 000 and located at the southeast corner of Buckwalter Place Blvd and Innovation Drive within the Buckwalter Place Master Plan. (DP-10-24-019406) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, November 19, 2025

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.



Development Review Committee Meeting

Wednesday, November 19, 2025 at 1:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

AGENDA

All Applications can be viewed on the Town of Bluffton's Permit Finder page
<https://www.townofbluffton.us/permit/>

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Midpoint at New Riverside Phase 4 (Subdivision):** A request by JP Moore of Thomas and Hutton, on behalf of Sam Bellock of Pulte Homes Company for approval of a Subdivision application. The project consists of the subdivision of Parcel 6A to create 90 single-family lots with associated right of way and common areas. The property is zoned New Riverside PUD and consists of approximately 36.3 acres identified by tax map number R610 044 000 0012 0000 and located along Coral Cove Road, Mint Meadows, Pebble Path Road, and Scarlet Sage Drive within the Midpoint at New Riverside Master Plan. (SUB-10-25-019978) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, November 26, 2025

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.



PUBLIC NOTICE

THE DEVELOPMENT REVIEW COMMITTEE (DRC)

Meeting scheduled for

Wednesday, November 26, 2025 at 1:00
P.M.

has been CANCELED
due to a lack of agenda items.

The next meeting is scheduled for
Wednesday, December 3, 2025.

If you have questions, please contact
Growth Management at: 843-706-4500



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, November 3, 2025 at 4:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, November 10, 2025.

If you have questions, please contact
Growth Management at: 843-706-4500



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, November 10, 2025 at 4:00
P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, November 17, 2025.

If you have questions, please contact
Growth Management at: 843-706-4500



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, November 17, 2025 at 4:00
P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, November 24, 2025.

If you have questions, please contact
Growth Management at: 843-706-4500



PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, November 24, 2025 at 4:00
P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Monday, December 1, 2025.

If you have questions, please contact
Growth Management at: 843-706-4500



PUBLIC NOTICE

The Construction Board of
Adjustments and Appeals (CBAA)
Meeting scheduled for

Tuesday, November 18, 2025, at 6:00 P.M.

has been CANCELED
due to lack of agenda items.

The next meeting is scheduled for
Tuesday, December 16, 2025.

If you have questions, please contact
Growth Management at: 843-706-4500



PUBLIC NOTICE

The Affordable Housing
Committee (AHC)
meeting scheduled for

Thursday, November 6, 2025, at
10:00 A.M.

Has been CANCELLED, due to the
Town's Strategic Planning Workshop.

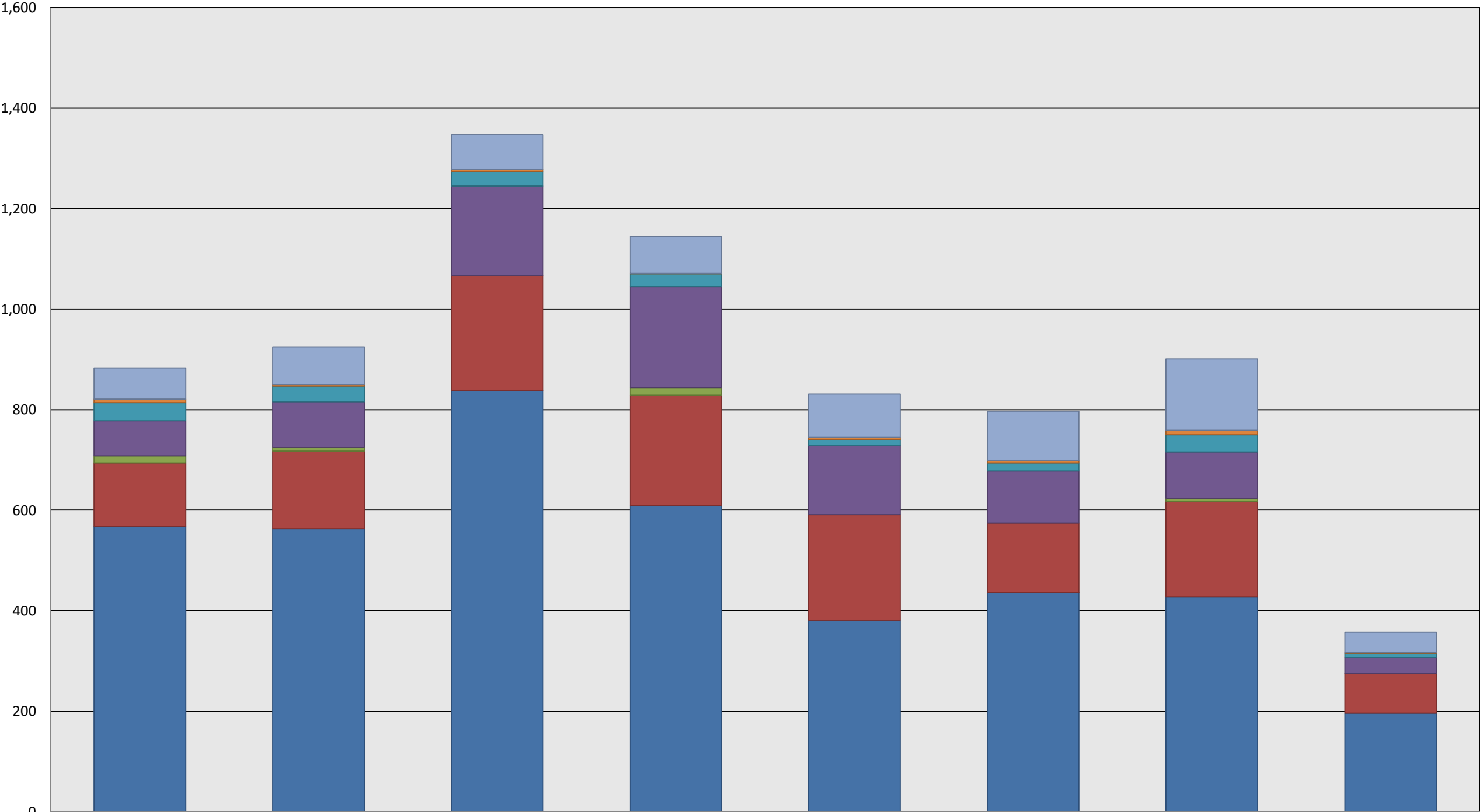
The next meeting is scheduled for
Thursday, December 4, 2025

If you have questions, please contact,
Growth Management at: 843-706-4500

Town of Bluffton
Building Permits Issued
FY 2019 - 2026

Attachment 8a

Number of Building Permits Issued

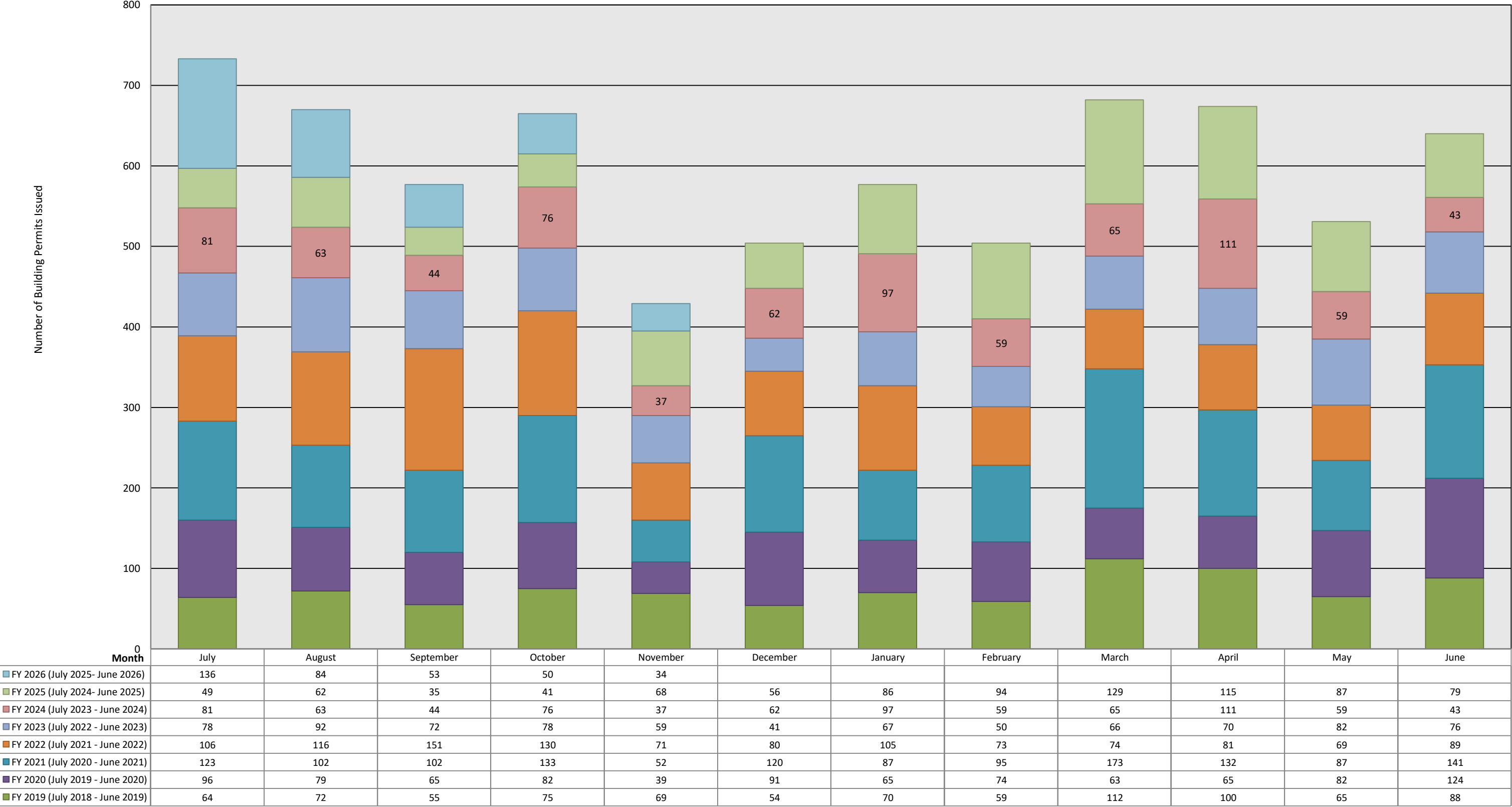


Year	FY 2019 (July 2018 - June 2019)	FY 2020 (July 2019 - June 2020)	FY 2021 (July 2020 - June 2021)	FY 2022 (July 2021 - June 2022)	FY 2023 (July 2022 - June 2023)	FY 2024 (July 2023 - June 2024)	FY 2025 (July 2024- June 2025)	FY 2026 (July 2025 - June 2026)
Other Commercial	62	75	69	74	86	99	142	41
Commercial Addition	7	3	4	1	5	4	9	1
New Commercial Construction/ Tenant Upfit	36	31	29	25	11	16	34	8
Other Residential	70	91	178	201	138	104	92	32
New Multi Family - Apartments	14	7	0	15	0	0	6	0
Residential Addition	126	155	229	220	210	138	191	79
New Single Family	568	563	838	609	381	436	427	196

Notes: 1. Building Permits Issued excludes those Building Permits which were voided or withdrawn.
2. Residential addition includes: additions, screen enclosures, carport, re-roof, modular.
3. Other residential includes: new accessory structure, new accessory residence.
4. Commerical addition includes: additions, screen enclosure, shell.
5. Other commerical includes: remodel and accessory structure.

Town of Bluffton
Building Permits Issued Per Month
FY 2019 - 2026

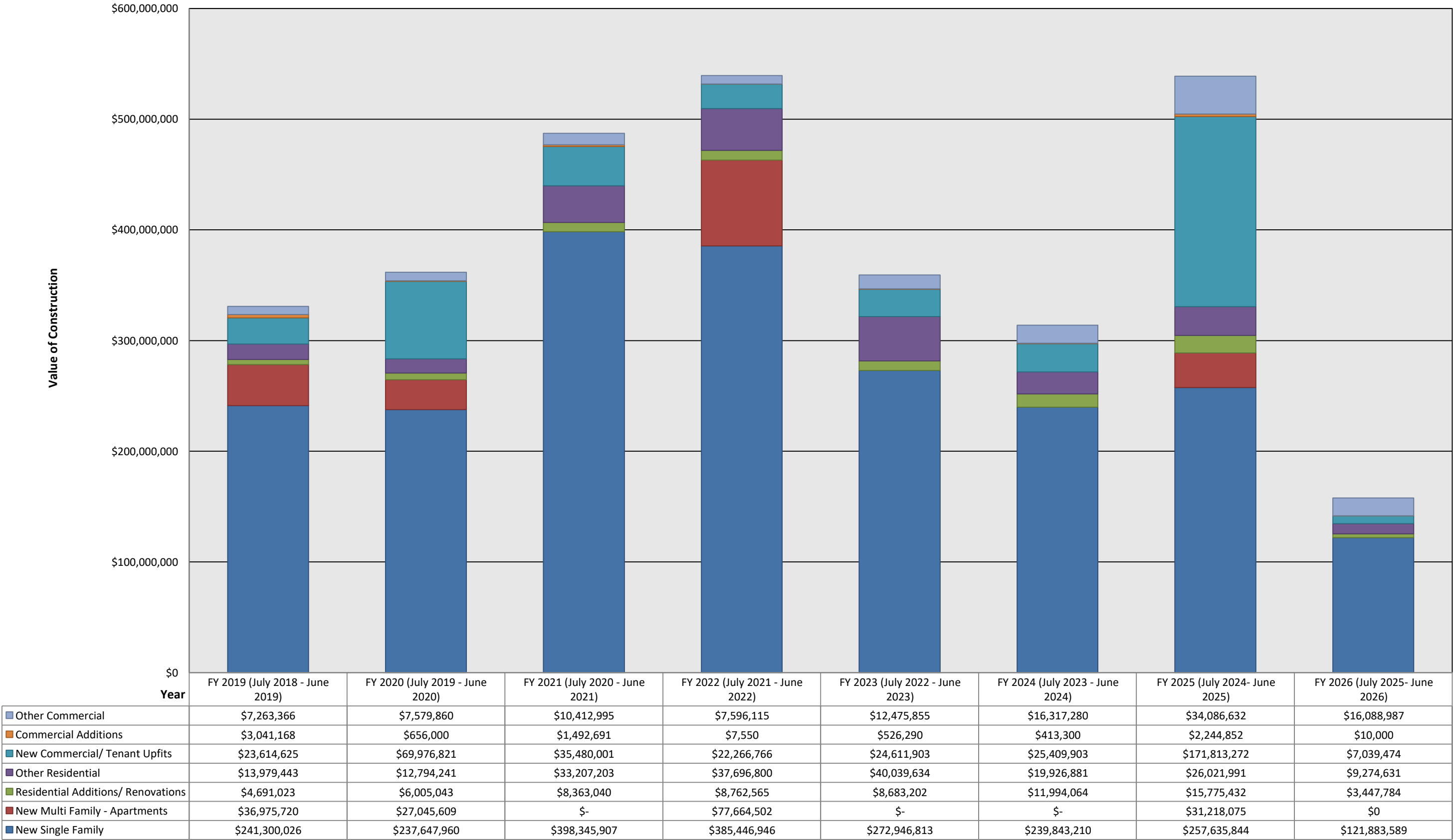
Attachment 8b



Notes: 1. Building Permits Issued excludes those Building Permits which were voided or withdrawn.

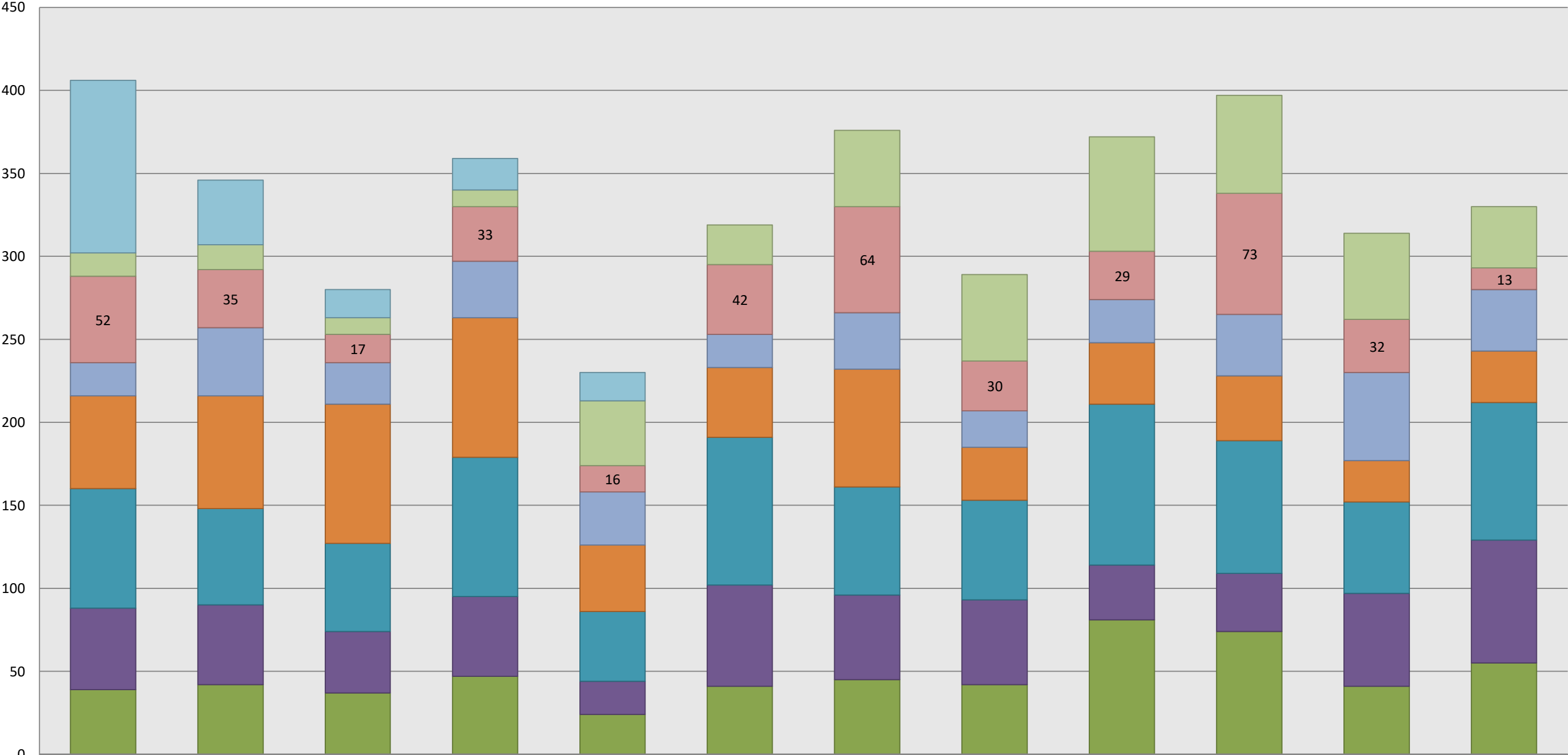
Town of Bluffton
Value of Construction
FY 2019 - 2026

Attachment 8c



Notes: 1. Residential addition includes: additions, screen enclosures, carport, re-roof, modular.
2. Other residential includes: new accessory structure, new accessory residence.
3. Commerical addition includes: additions, screen enclosure, shell.
4. Other commerical includes: remodel and accessory structure.

New Single Family Residential Building Permits Issued Per Month
FY 2019 - 2026



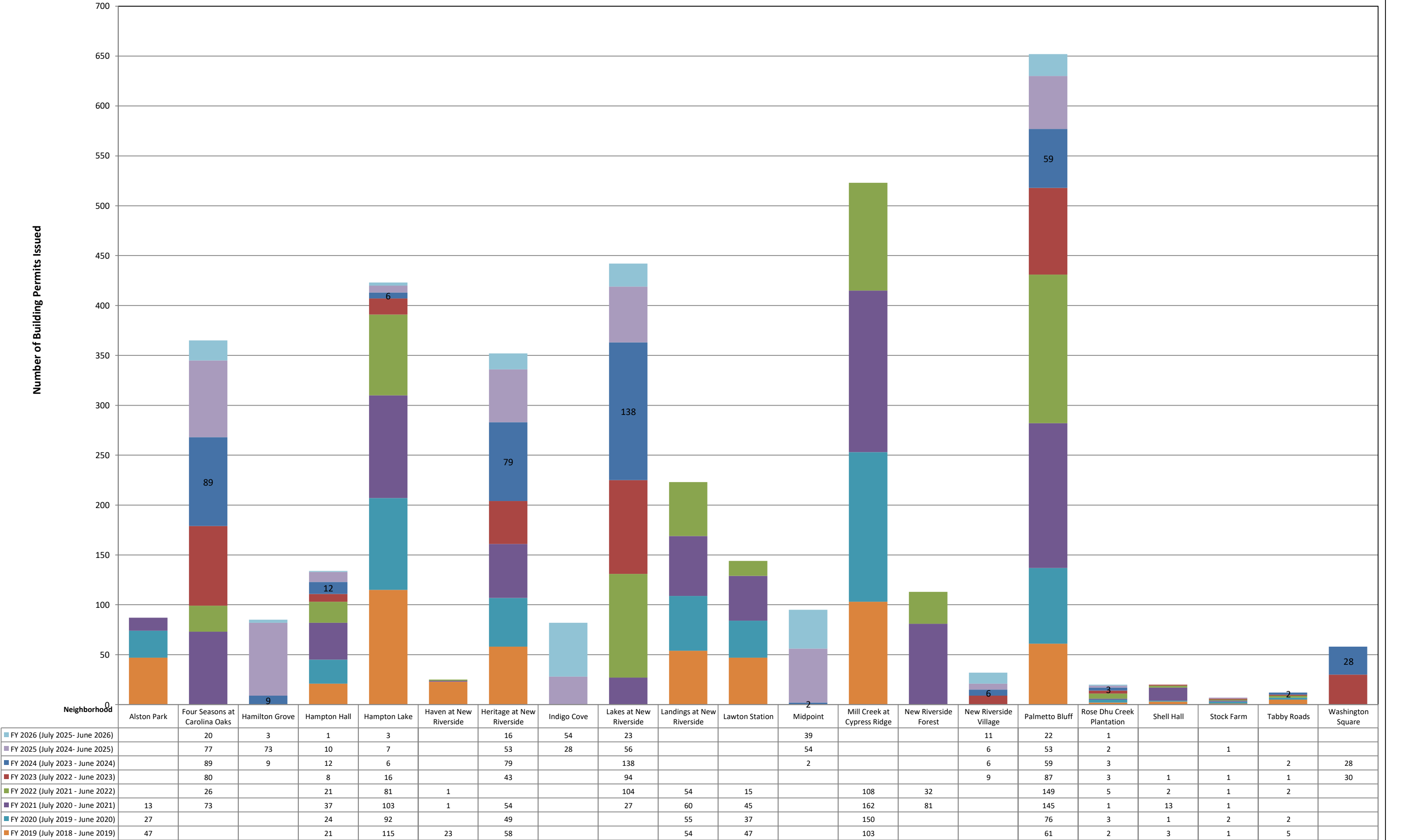
FY 2026 (July 2025- June 2026)	104	39	17	19	17							
FY 2025 (July 2024- June 2025)	14	15	10	10	39	24	46	52	69	59	52	37
FY 2024 (July 2023 - June 2024)	52	35	17	33	16	42	64	30	29	73	32	13
FY 2023 (July 2022 - June 2023)	20	41	25	34	32	20	34	22	26	37	53	37
FY 2022 (July 2021 - June 2022)	56	68	84	84	40	42	71	32	37	39	25	31
FY 2021 (July 2020 - June 2021)	72	58	53	84	42	89	65	60	97	80	55	83
FY 2020 (July 2019 - June 2020)	49	48	37	48	20	61	51	51	33	35	56	74
FY 2019 (July 2018 - June 2019)	39	42	37	47	24	41	45	42	81	74	41	55

Note: Building Permits Issued excludes those Building Permits which were voided or withdrawn.

Town of Bluffton

New Single Family Residential Building Permits Issued by Neighborhood FY 2019 -2026

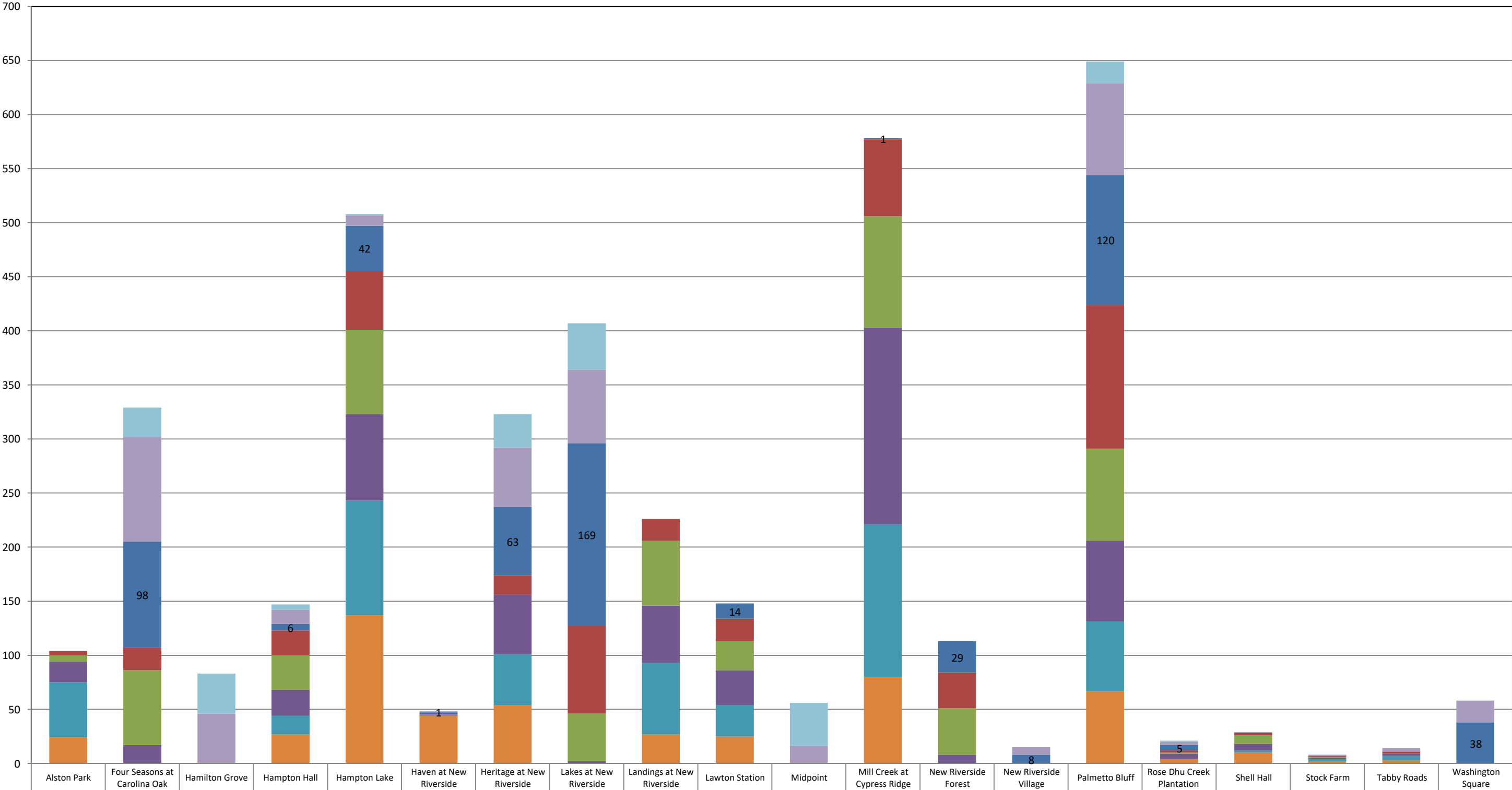
Attachment 8e



Town of Bluffton

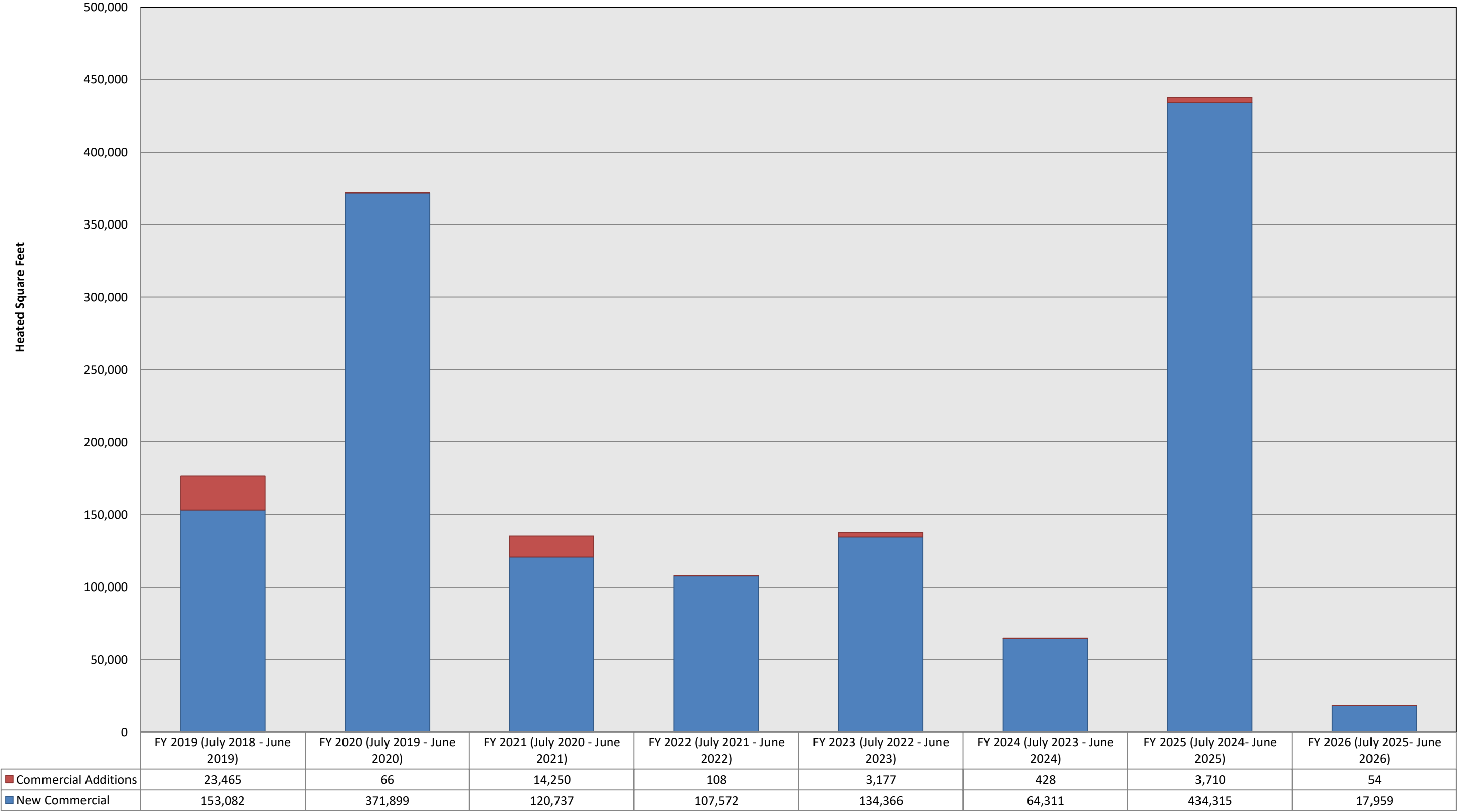
New Single Family Certificates of Occupancy Issued by Neighborhood FY 2019 - 2026

Number of New Housing Starts



FY 2026 (July 2025- June 2026)		27	37	5	1		31	43			40			20	1			
FY 2025 (July 2024- June 2025)		97	46	13	10		55	68			16		7	85	3	1	1	3
FY 2024 (July 2023 - June 2024)		98		6	42	1	63	169		14		1	29	8	5			38
FY 2023 (July 2022 - June 2023)	4	21		23	54		18	81	20	21		71	33		2	2	1	2
FY 2022 (July 2021 - June 2022)	6	69		32	78			44	60	27		103	43		1	8	1	
FY 2021 (July 2020 - June 2021)	19	17		24	80	2	55	2	53	32		182	8		5	6	1	2
FY 2020 (July 2019 - June 2020)	51			17	106	1	47		66	29		141				2	2	4
FY 2019 (July 2018 - June 2019)	24			27	137	44	54		27	25		80			4	10	2	3

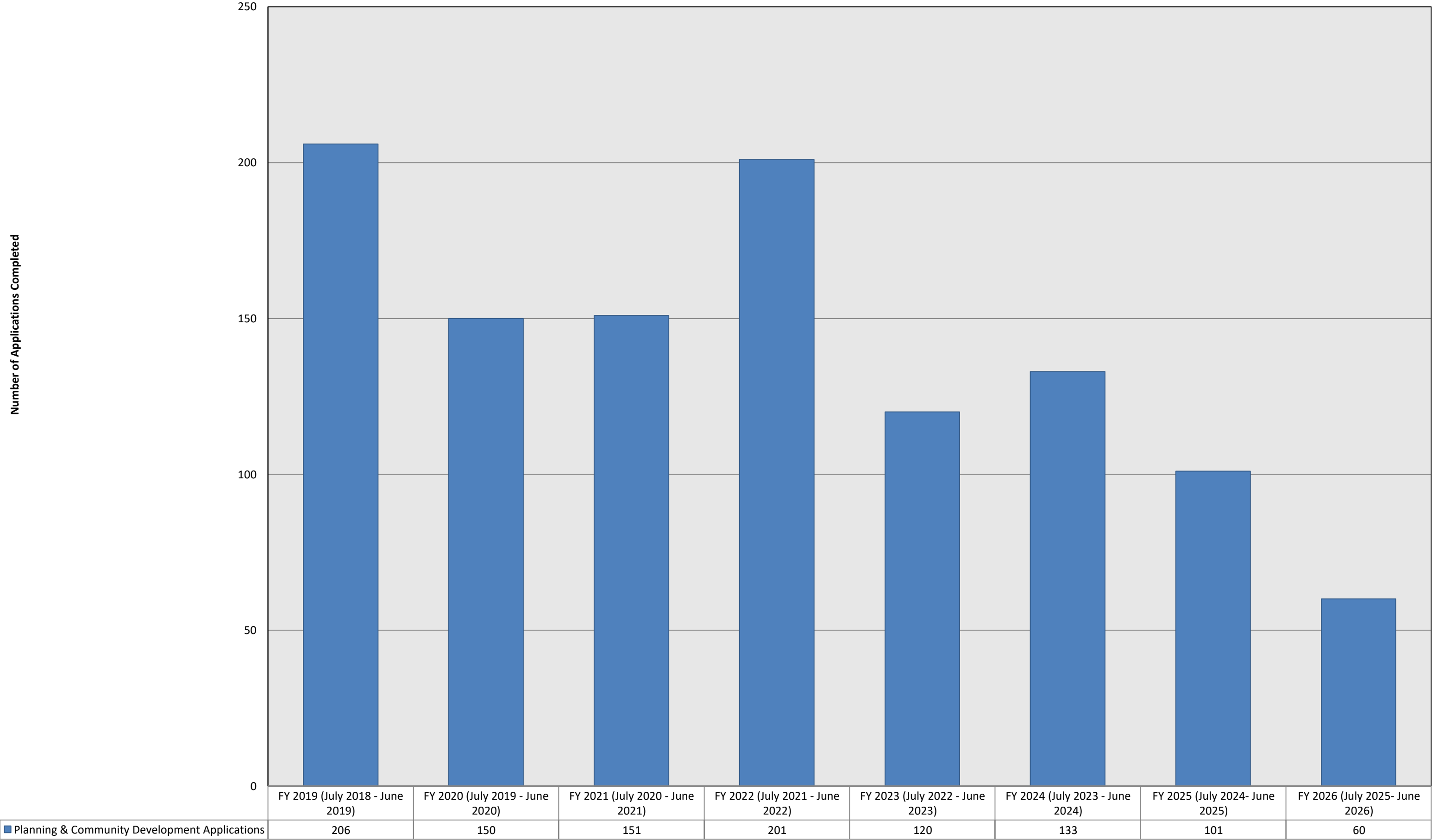
Town of Bluffton
New Commercial Construction and Additions Heated Square Footage
FY 2019 - 2026



Town of Bluffton
Planning & Community Development Applications Completed
FY 2018 - 2025

Attachment 8h

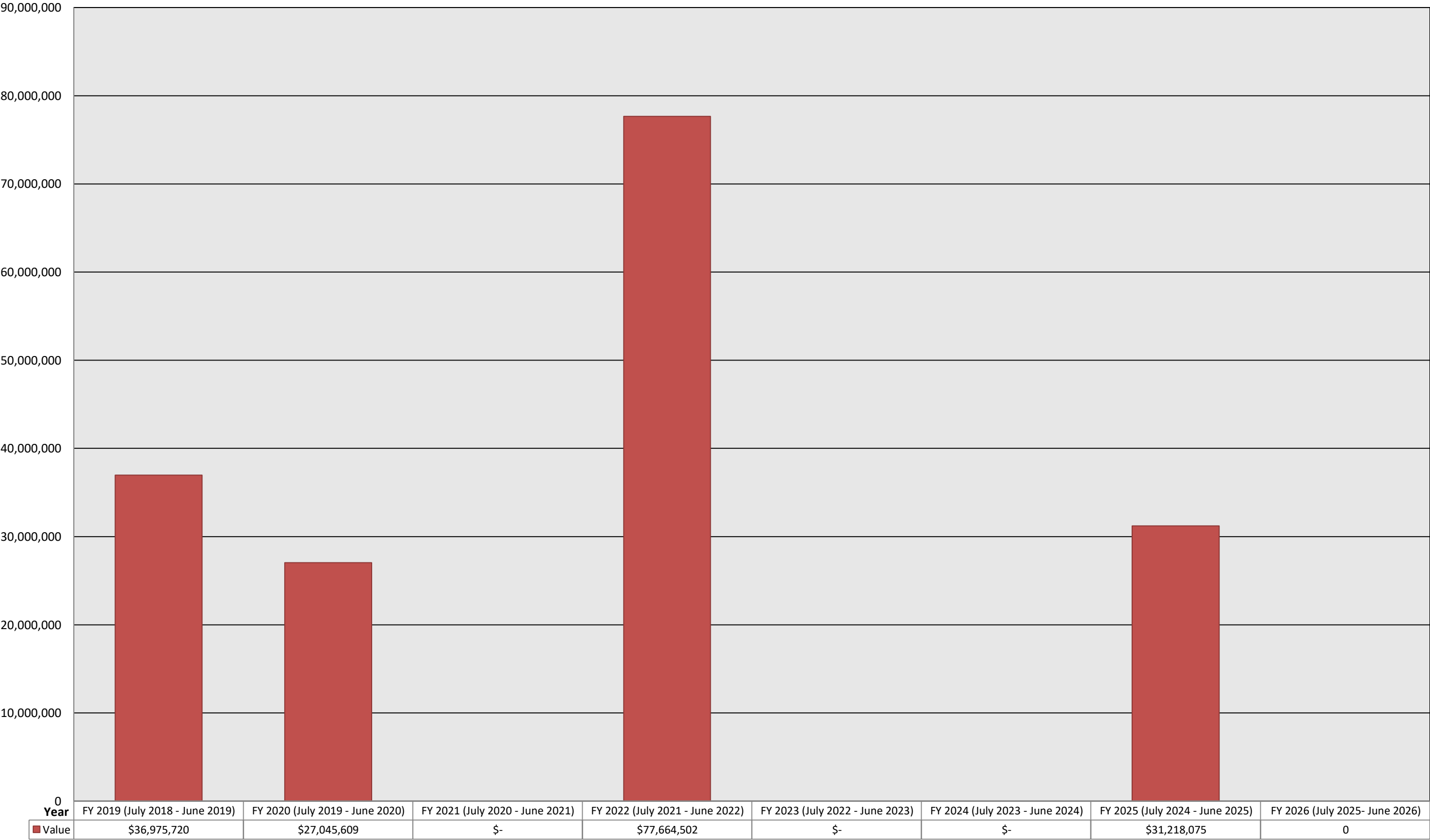
Number of Applications Completed



Town of Bluffton
Multi Family Apartments Value
FY 2018 - 2025

Attachment 8i

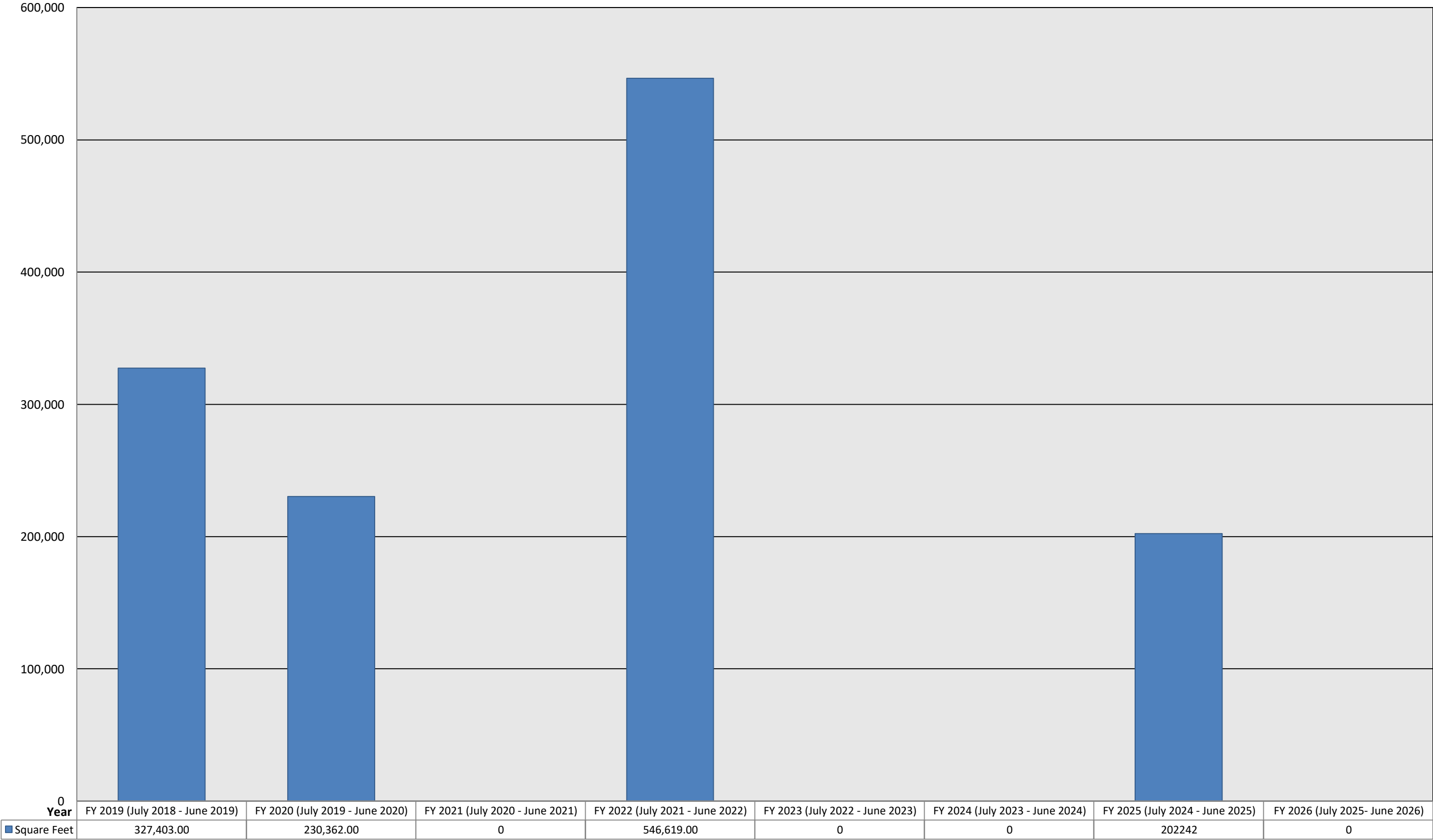
Value of Multi Family Apartments



Town of Bluffton
Multi Family Apartments Square Footage
FY 2018 - 2025

Attachment 8j

Square Footage of Multi Family Apartments



Town of Bluffton
Multi Family Apartments Total Units
FY 2018 - 2025

Attachment 8k

Multi Family Apartments Total Units

